

FOR LEASE OFFICE SUITE AVAILABLE



1324 N. AVALON BOULEVARD

W I L M I N G T O N , C A L I F O R N I A 9 0 7 4 4

AVAILABLE:

SUITE #1324: 1,146 RSF - \$2,292/Month

LEASE TYPE: **MODIFIED GROSS**
(shared utilities and common area maintenance added to monthly rent)

APN: 7422-005-049

YEAR BUILT: 1961/1962

ZONING: C2

HIGHLIGHTS

- Secured gated property with onsite parking.
- Kitchenette and 2 restrooms located with the suite.
- Close to Wilmington Waterfront, Port of Long Beach & Port of Los Angeles.
- Easy access to 110 Freeway & Pacific Coast Highway.



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